HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

UNCHANGED

2.8%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$970

UP by 3.9%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.7% Vacancy Rate	3.0% Vacancy Rate	2.6% Vacancy Rate	2.9% Vacancy Rate
$655 Avg. Rent	$880 Avg. Rent	$1,107 Avg. Rent	$1,390 Avg. Rent

"Winnipeg's vacancy rate holds steady as increasing supply was offset by growing demand."

Heather Bowyer
Senior Market Analyst (Manitoba)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

CMHC SCHL

Highlights

- The vacancy rate in the Winnipeg CMA was 2.8%; unchanged from October 2016.
- The average rent for a two-bedroom apartment was $1,107 in October 2017 compared to $1,068 in October 2016
- Overall same-sample apartment rents increased by 3.9% from a year earlier

Vacancy rate in Winnipeg remains below 3.0%

According to the results of CMHC's Rental Market Survey, in the Winnipeg Census Metropolitan Area (CMA) the apartment vacancy rate[1] was 2.8% in October 2017. There were a number of newly completed rental units that helped to lift supply in the purpose-built rental market. At the same time, demand for rental units continued to rise which caused the vacancy rates to remain unchanged.

Positive labour market conditions continue to support rental demand

Rental demand has remained strong in the Winnipeg CMA, with the pace of growth increasing over the previous survey. This is partially attributable to positive labour market conditions. Throughout 2017, employment in Winnipeg has been increasing, with strong gains in full-time employment that have been slightly offset by declines in part-time employment. Winnipeg has also seen gains in employment levels for those aged 15 to 24. This has helped lift rental demand as this age cohort is typically associated with renter households. Despite a decline in overall net migration to Manitoba so far in 2017, there continues to be incoming international immigrants. It is expected that the majority of these newcomers rent upon arrival.

Elevated construction levels in previous years has led to an increase in the rental supply in the Winnipeg CMA. According to the October 2017 survey, the rental universe expanded by an additional 1,846 units. Contributing to this was the 1,547 rental apartments completed between the third quarter of 2016 and the second quarter of 2017. The rental universe increased in most areas of the Winnipeg CMA, with the Fort Garry neighbourhood experiencing the largest year-over-year percentage change in rental supply, increasing by 8.8%. This is in line with an increase in the number of rental apartment completions in this area as well.

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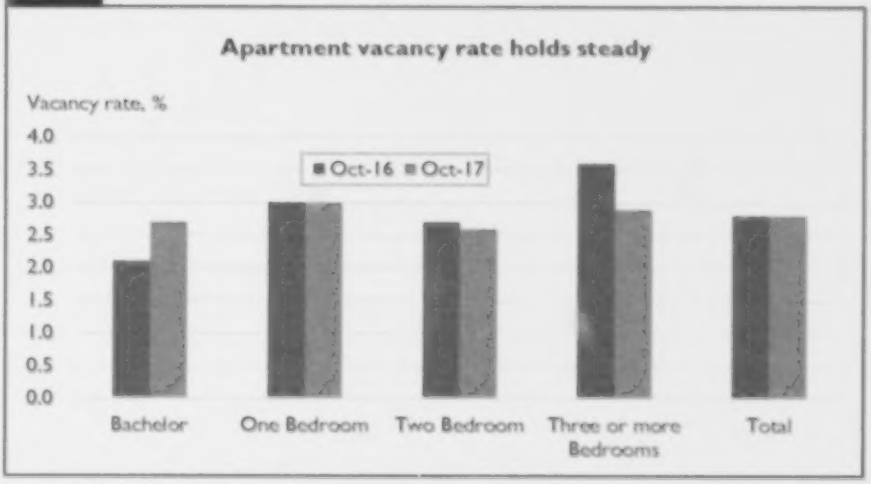
CMHC began collecting information on tenant turnover in the October 2016 survey[2]. The overall apartment turnover rate was 22.0% in October 2017, down from the 24.8% in the previous survey. In the Winnipeg CMA, neighbourhoods in the core area (zones one through four) had an apartment turnover rate of 21.0%, while those in Suburban Areas (zones five through twelve), posted a rate of 22.6%.

Figure 1



Source: CMHC Rental Market Survey

[1] Based on privately initiated rental apartment structures of three or more units.

[2] A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

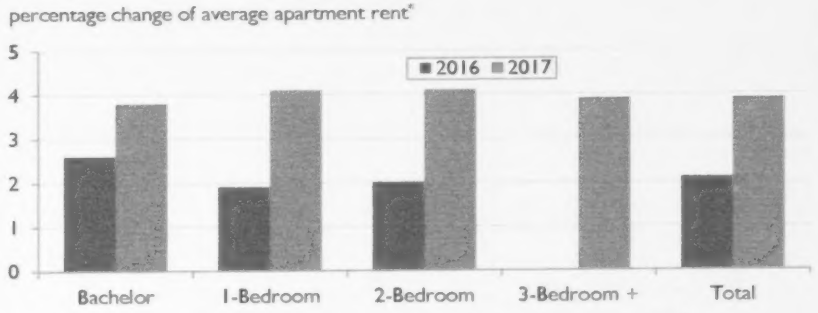
Same-sample rents increase in Winnipeg

Same-sample two-bedroom apartment rents[1] grew by 4.1% in October 2017 compared to a growth rate of 2.0% in October 2016. The relatively low vacancy rate in Winnipeg could be contributing to some of the upward movement in average rents. Rents grew more in the Core Area at 4.9% compared to 3.7% in Suburban Areas.

When accounting for both new and existing structures, the average two-bedroom apartment rent was $1,107 per month in October 2017 compared to $1,068 a year earlier.

Figure 2

Same-sample average rents increased in all bedroom types



* The percentage change of average rent is based on those structure that were common to the survey sample in both October 2016 and October 2017.

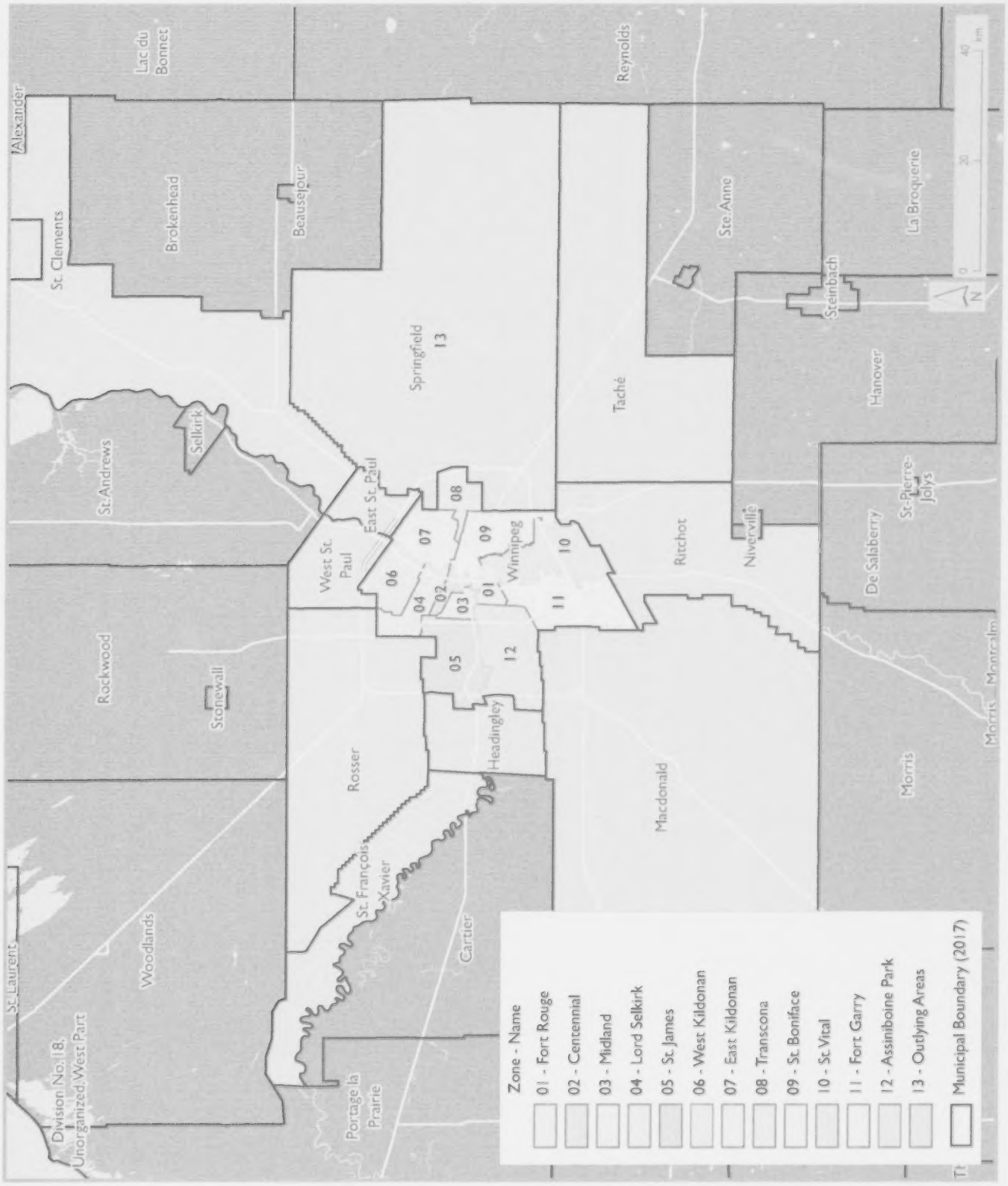
Source: CMHC Rental Market Survey

Increasing supply of rental condominium apartments

Rental condominium apartment units provide an alternative housing option to the purpose built rental market and typically offer more amenities. According to the October 2017 survey, there were 3,960 condominium units available in the secondary rental market. With an estimated condominium universe of 18,257 units, rental condominiums represented 21.7% of all condominiums in Winnipeg.

The rental condominium vacancy rate in the Winnipeg CMA was 2.8% in the October 2017 survey compared to 1.8% one year prior, however this change was statistically insignificant. Condominiums used for rental purposes tend to post higher average rents than in the purpose built rental market. The average two-bedroom condominium apartment unit rented for $1,379 per month, or $272 more than the average two-bedroom rent in the purpose built rental market.

[1] When comparing year over year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.


Lac du Bonnet
Reynolds
Alexander
St. Clements
Brokenhead
Beausejour
Ste. Anne
La Broquerie
Steinbach
Springfield
13
Taché
Hanover
Selkirk
St. Andrews
East St. Paul
West St. Paul
Winnipeg
Ritchot
Niverville
St-Pierre-Jolys
De Salaberry
Rockwood
Stonewall
Rosser
Headingley
Macdonald
Morris
Woodlands
St. Laurent
St. François Xavier
Cartier
Portage la Prairie
Division No. 18, Unorganized, West Part
Zone - Name
01 - Fort Rouge
02 - Centennial
03 - Midland
04 - Lord Selkirk
05 - St. James
06 - West Kildonan
07 - East Kildonan
08 - Transcona
09 - St. Boniface
10 - St. Vital
11 - Fort Garry
12 - Assiniboine Park
13 - Outlying Areas
Municipal Boundary (2017)
N
0
20
40
km

RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	**Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	**Centennial** - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	**Midland** - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	**Lord Selkirk** - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	**Core Area**
Zone 5	**St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	**West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	**East Kildonan** - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	**Transcona** - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	**St. Boniface** - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	**St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	**Fort Garry** - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	**Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	**Suburban Areas**
Zone 13	**Outlying Areas**
Zones 1-13	**Winnipeg CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	**Core**
Sub Area 2	**Suburban North**
Sub Area 3	**Suburban South**
Sub Area 4	**Outlying Areas**
Sub Areas 1-4	**Winnipeg CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

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1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
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1.1.6 Turnover Rates (%) by Zone and Bedroom Type
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Available in SELECTED Rental Market Reports

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3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	1.8	1.5	2.7	2.7	1.8	2.6	3.2	**	2.3	2.5
Zone 2 - Centennial	2.0	3.3	4.3	3.5	4.6	4.3	**	**	3.9	3.7
Zone 3 - Midland	1.8	2.8	2.9	3.5	3.4	5.2	**	0.0	2.8	3.7
Zone 4 - Lord Selkirk	**	**	4.7	2.8	5.6	3.8	**	0.0	5.1	3.1
Core Area (Zones 1-4)	1.9	2.8	3.4	3.2	3.2	3.6	4.0	1.0	3.2	3.2
Zone 5 - St. James	2.3	2.9	3.0	4.2	1.9	3.0	0.0	0.6	2.4	3.5
Zone 6 - West Kildonan	4.2	2.2	3.5	3.2	2.0	1.4	0.0	**	2.6	2.2
Zone 7 - East Kildonan	2.9	0.5	1.9	2.5	5.0	2.5	**	**	3.3	2.5
Zone 8 - Transcona	**	**	2.2	6.9	1.3	6.5	**	**	1.7	6.5
Zone 9 - St. Boniface	5.1	3.4	2.2	1.7	2.2	1.6	1.1	**	2.3	1.8
Zone 10 - St. Vital	0.0	2.3	2.5	2.8	1.9	1.8	0.0	3.1	2.1	2.3
Zone 11 - Fort Garry	2.2	3.2	3.8	3.1	1.8	2.6	4.7	4.0	2.8	2.8
Zone 12 - Assiniboine Park	2.3	2.5	1.5	2.8	2.0	1.9	**	**	2.2	2.7
Suburban Areas (Zones 5-12)	2.6	2.4	2.6	3.0	2.5	2.3	3.7	3.5	2.6	2.6
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.8	0.9
Winnipeg CMA	**2.1**	**2.7**	**3.0**	**3.0**	**2.7**	**2.6**	**3.6**	**2.9**	**2.8**	**2.8**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	633	647	852	918	1,145	1,205	1,426	1,529	963	1,033
Zone 2 - Centennial	620	650	801	829	1,009	1,038	**	**	817	850
Zone 3 - Midland	599	594	681	716	868	895	**	**	712	739
Zone 4 - Lord Selkirk	442	456	674	672	773	772	**	**	708	704
Core Area (Zones 1-4)	610	626	782	819	1,024	1,070	1,327	1,394	840	879
Zone 5 - St. James	697	740	883	926	1,078	1,106	1,576	1,457	977	1,012
Zone 6 - West Kildonan	617	647	871	913	1,044	1,053	1,168	1,202	968	988
Zone 7 - East Kildonan	648	696	846	905	1,060	1,093	1,303	1,404	936	984
Zone 8 - Transcona	**	**	733	816	823	920	**	**	785	871
Zone 9 - St. Boniface	638	689	818	879	1,085	1,088	1,395	1,338	959	977
Zone 10 - St. Vital	754	761	894	939	1,115	1,181	1,263	1,346	991	1,052
Zone 11 - Fort Garry	763	770	920	975	1,115	1,166	1,241	1,396	1,024	1,095
Zone 12 - Assiniboine Park	697	755	968	981	1,181	1,218	1,561	1,678	1,094	1,143
Suburban Areas (Zones 5-12)	685	723	873	921	1,083	1,119	1,348	1,409	977	1,021
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	1,283	1,317
Winnipeg CMA	**634**	**655**	**836**	**880**	**1,068**	**1,107**	**1,327**	**1,390**	**927**	**970**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	402	399	3,931	3,956	2,955	2,970	181	167	7,469	7,492
Zone 2 - Centennial	1,242	1,248	3,807	3,970	1,665	1,868	50	56	6,764	7,142
Zone 3 - Midland	892	897	2,664	2,776	1,031	1,103	47	65	4,634	4,841
Zone 4 - Lord Selkirk	62	66	788	838	633	653	62	62	1,545	1,619
Core Area (Zones 1-4)	2,598	2,610	11,190	11,540	6,284	6,594	340	350	20,412	21,094
Zone 5 - St. James	428	427	2,754	2,734	3,048	3,063	185	185	6,415	6,409
Zone 6 - West Kildonan	42	42	1,714	1,751	2,254	2,328	132	136	4,142	4,257
Zone 7 - East Kildonan	225	228	4,445	4,611	3,283	3,480	251	286	8,204	8,605
Zone 8 - Transcona	7	7	190	193	228	236	24	24	449	460
Zone 9 - St. Boniface	174	175	2,047	2,073	2,288	2,305	88	75	4,597	4,628
Zone 10 - St. Vital	117	116	1,990	1,991	1,968	2,091	78	78	4,153	4,276
Zone 11 - Fort Garry	69	69	1,938	2,044	2,851	3,154	163	196	5,021	5,463
Zone 12 - Assiniboine Park	39	39	796	764	1,144	1,216	69	88	2,048	2,107
Suburban Areas (Zones 5-12)	1,101	1,103	15,874	16,161	17,064	17,873	990	1,068	35,029	36,205
Zone 13 - Outlying Areas	0	0	9	9	39	39	72	60	120	108
Winnipeg CMA	**3,699**	**3,713**	**27,073**	**27,710**	**23,387**	**24,506**	**1,402**	**1,478**	**55,561**	**57,407**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	3.1	1.8	3.7	3.7	2.8	3.6	3.2	**	3.3	3.5
Zone 2 - Centennial	3.1	5.5	7.1	6.0	5.9	9.4	**	**	6.0	6.7
Zone 3 - Midland	4.0	3.5	4.3	4.5	4.8	6.3	**	0.0	4.4	4.7
Zone 4 - Lord Selkirk	**	**	5.5	4.8	**	4.8	**	0.0	5.8	4.6
Core Area (Zones 1-4)	3.4	4.2	5.1	4.8	4.4	5.7	5.7	1.0	4.7	5.0
Zone 5 - St. James	3.0	4.8	4.1	6.8	2.5	6.1	0.0	0.6	3.2	6.2
Zone 6 - West Kildonan	4.2	2.2	4.1	4.5	3.1	2.4	**	**	3.5	3.4
Zone 7 - East Kildonan	2.9	0.9	2.9	7.0	7.1	5.3	**	**	4.8	6.0
Zone 8 - Transcona	**	**	2.2	6.9	1.3	6.5	**	**	1.7	6.5
Zone 9 - St. Boniface	5.1	6.0	4.3	3.2	5.2	3.5	1.1	**	4.7	3.4
Zone 10 - St. Vital	1.0	3.8	3.3	3.9	3.1	2.3	0.0	**	3.1	3.2
Zone 11 - Fort Garry	2.2	8.7	4.6	4.8	4.2	4.7	4.7	9.6	4.3	5.0
Zone 12 - Assiniboine Park	2.3	2.5	1.8	4.0	4.0	2.5	**	**	3.7	3.5
Suburban Areas (Zones 5-12)	3.0	4.1	3.6	5.4	4.3	4.2	6.8	5.1	4.0	4.8
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	0.8	1.9
Winnipeg CMA	**3.3**	**4.1**	**4.2**	**5.2**	**4.3**	**4.6**	**6.1**	**4.1**	**4.2**	**4.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Fort Rouge	**	4.8	++	6.8	++	6.6	++	++	++	6.1
Zone 2 - Centennial	2.5	3.9	1.8	2.3	**	3.0	**	4.6	2.2	2.6
Zone 3 - Midland	4.1	++	3.2	1.8	**	2.5	**	++	4.8	1.8
Zone 4 - Lord Selkirk	**	++	8.5	**	4.6	**	**	**	6.9	**
Core Area (Zones 1-4)	3.0	3.4	2.0	3.9	2.4	4.9	++	**	2.3	3.9
Zone 5 - St. James	++	3.4	**	3.3	**	3.5	++	**	**	3.4
Zone 6 - West Kildonan	-1.0	4.1	-1.3	4.8	++	4.1	**	**	++	4.4
Zone 7 - East Kildonan	3.9	5.5	4.2	4.4	4.3	3.9	3.8	4.9	4.2	4.1
Zone 8 - Transcona	**	**	++	9.3	-1.2	9.5	**	**	++	8.9
Zone 9 - St. Boniface	3.4	++	1.8	5.3	2.2	2.9	++	**	2.1	3.4
Zone 10 - St. Vital	1.7	4.7	++	4.9	++	4.9	3.6	4.6	++	5.1
Zone 11 - Fort Garry	8.2	2.4	5.3	3.7	4.5	3.0	2.2	++	4.7	3.5
Zone 12 - Assiniboine Park	0.9	8.0	4.9	**	5.5	**	1.8	1.2	5.3	3.7
Suburban Areas (Zones 5-12)	2.2	4.2	1.9	4.3	1.8	3.7	++	3.4	1.9	4.0
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	0.5
Winnipeg CMA	**2.6**	**3.8**	**1.9**	**4.1**	**2.0**	**4.1**	**++**	**3.9**	**2.1**	**3.9**

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	**	**	23.6	19.4	25.7	23.6	**	**	24.5	21.5
Zone 2 - Centennial	**	**	**	24.9	**	**	**	**	**	23.2
Zone 3 - Midland	**	**	26.0	17.9	**	15.3	**	**	25.9	16.9
Zone 4 - Lord Selkirk	**	**	**	**	**	**	**	**	**	**
Core Area (Zones 1-4)	27.2	18.4	27.6	21.0	29.1	22.1	**	**	27.9	21.0
Zone 5 - St. James	**	**	13.2	18.7	12.1	17.3	**	**	13.3	18.1
Zone 6 - West Kildonan	**	3.9	**	22.0	**	22.3	**	**	**	22.1
Zone 7 - East Kildonan	18.0	**	22.4	21.3	25.1	21.2	**	**	23.7	22.5
Zone 8 - Transcona	**	**	21.7	11.9	22.2	15.9	**	**	21.9	14.4
Zone 9 - St. Boniface	**	**	18.7	20.3	30.1	23.0	**	**	24.4	22.1
Zone 10 - St. Vital	**	**	24.7	21.1	**	18.0	**	**	26.3	19.3
Zone 11 - Fort Garry	**	**	24.9	29.5	24.8	26.7	**	24.3	25.5	27.7
Zone 12 - Assiniboine Park	**	**	**	32.7	**	38.1	**	**	**	35.2
Suburban Areas (Zones 5-12)	**	**	21.8	22.3	23.8	22.4	**	22.4	23.0	22.6
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	18.3	32.4
Winnipeg CMA	**25.6**	**21.4**	**24.2**	**21.8**	**25.2**	**22.3**	**28.1**	**25.6**	**24.8**	**22.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
Pre 1940	2.7	4.7	5.4	5.5	3.8	5.8	**	**	4.5	5.4
1940 - 1959	2.8	2.5	3.5	4.0	2.8	2.9	0.0	0.0	3.3	3.5
1960 - 1974	1.6	1.7	2.7	2.6	2.2	2.6	1.9	2.4	2.4	2.5
1975 - 1989	0.7	0.8	2.1	2.1	2.7	2.0	**	**	2.4	2.0
1990 - 2004	-	-	1.6	1.5	3.1	**	-	-	2.7	0.4
2005+	**	**	1.5	3.2	3.2	2.2	3.6	4.9	2.9	2.6
Total	2.1	2.7	3.0	3.0	2.7	2.6	3.6	2.9	2.8	2.8

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
Pre 1940	538	554	693	717	828	874	1,123	1,216	716	746
1940 - 1959	634	654	753	790	961	990	1,107	1,244	786	830
1960 - 1974	681	718	854	900	1,037	1,077	1,363	1,411	921	964
1975 - 1989	732	730	861	903	1,040	1,080	1,252	1,378	954	1,002
1990 - 2004	-	-	925	978	1,150	1,173	-	-	1,089	1,125
2005+	**	725	1,157	1,191	1,323	1,392	1,436	1,470	1,295	1,340
Total	634	655	836	880	1,068	1,107	1,327	1,390	927	970

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
Pre 1940	**	**	28.6	20.7	26.5	21.1	**	**	26.9	20.1
1940 - 1959	**	**	22.6	23.5	28.9	22.5	**	**	24.8	23.4
1960 - 1974	**	**	22.5	19.9	23.6	20.6	**	**	23.1	20.4
1975 - 1989	25.3	**	21.0	22.2	17.0	23.1	**	22.2	19.4	22.5
1990 - 2004	-	-	**	**	**	**	-	-	**	**
2005+	**	**	48.3	**	36.8	26.5	**	**	39.3	28.9
Total	25.6	21.4	24.2	21.8	25.2	22.3	28.1	25.6	24.8	22.0

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
3 to 5 Units	**	0.0	**	1.7	5.5	2.3	**	**	6.0	2.1
6 to 19 Units	2.2	2.4	3.2	4.1	3.6	3.2	**	0.0	3.3	3.6
20 to 49 Units	2.2	4.0	3.7	3.6	2.5	2.8	**	0.9	3.1	3.3
50 to 99 Units	3.9	1.3	2.6	2.4	3.0	2.0	**	5.5	2.9	2.2
100+ Units	1.0	1.7	2.3	2.5	2.2	2.9	1.8	2.6	2.2	2.6
Total	2.1	2.7	3.0	3.0	2.7	2.6	3.6	2.9	2.8	2.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
3 to 5 Units	477	515	695	699	850	902	1,109	**	780	788
6 to 19 Units	586	605	710	751	891	911	1,044	1,078	765	794
20 to 49 Units	597	616	770	806	992	1,008	1,235	1,256	841	870
50 to 99 Units	629	650	904	943	1,158	1,181	1,473	1,505	1,040	1,075
100+ Units	739	767	912	968	1,130	1,191	1,408	1,458	1,001	1,061
Total	634	655	836	880	1,068	1,107	1,327	1,390	927	970

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Winnipeg CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	**	5.4	1.5	3.2	2.0	2.7	2.8	1.4	2.8	2.3
Zone 2 - Centennial	**	0.0	3.5	**	3.7	5.6	4.8	1.8	3.9	2.0
Zone 3 - Midland	**	**	3.0	2.9	2.5	3.7	**	1.6	**	6.5
Zone 4 - Lord Selkirk	**	**	4.9	2.8	4.1	5.1	**	**	**	**
Core Area (Zones 1-4)	**	1.9	2.8	3.9	2.8	4.0	3.7	1.5	3.2	2.6
Zone 5 - St. James	**	**	5.7	5.2	3.9	4.9	3.3	2.7	0.9	2.9
Zone 6 - West Kildonan	4.0	**	3.6	4.9	2.9	2.3	1.6	1.9	2.8	1.7
Zone 7 - East Kildonan	**	**	3.7	2.6	3.4	1.6	4.7	1.7	2.3	3.3
Zone 8 - Transcona	**	**	1.0	3.5	**	**	**	**	-	-
Zone 9 - St. Boniface	**	**	3.2	2.4	2.8	1.3	1.3	1.4	1.8	1.8
Zone 10 - St. Vital	**	**	4.2	**	3.3	3.3	1.8	2.7	1.2	1.4
Zone 11 - Fort Garry	**	**	5.7	4.4	4.0	2.5	2.2	2.0	2.0	3.2
Zone 12 - Assiniboine Park	**	**	**	2.7	**	2.9	2.6	3.2	**	**
Suburban Areas (Zones 5-12)	3.4	2.3	3.8	3.2	3.3	2.7	2.8	2.4	1.7	2.6
Zone 13 - Outlying Areas	-	-	2.8	**	**	**	-	-	-	-
Winnipeg CMA	6.0	2.1	3.3	3.6	3.1	3.3	2.9	2.2	2.2	2.6

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	28.5	**
6 to 19 Units	**	**	24.0	23.5	27.0	22.2	**	**	26.2	23.6
20 to 49 Units	**	**	23.5	20.5	25.0	22.5	**	**	24.5	20.8
50 to 99 Units	**	**	25.9	21.2	30.8	22.4	**	**	28.6	22.0
100+ Units	19.4	**	23.9	21.6	19.2	22.0	**	22.4	21.8	22.0
Total	25.6	21.4	24.2	21.8	25.2	22.3	28.1	25.6	24.8	22.0

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA										
LT $500	1.9	0.8	2.1	**	**	**	**	**	2.4	**
$500 - $699	2.3	3.7	2.8	2.7	3.0	4.7	**	**	2.8	3.2
$700 - $899	2.0	2.4	3.4	2.7	2.9	2.6	**	**	3.2	2.6
$900 - $1099	3.3	6.5	2.3	3.0	2.7	2.4	0.5	0.6	2.5	2.7
$1100 - $1299	**	**	3.9	5.0	1.4	2.1	3.6	0.0	1.9	2.7
$1300+	**	**	8.8	6.5	5.3	3.2	3.9	4.5	5.4	3.8
Total	2.1	2.7	3.0	3.0	2.7	2.6	3.6	2.9	2.8	2.8

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	12.5	**	**	**	**	0.0	3.3
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1.5
Core Area (Zones 1-4)	**	**	**	7.2	0.7	0.0	0.0	1.1	**	1.1
Zone 5 - St. James	-	-	-	-	**	0.0	2.3	0.0	**	0.0
Zone 6 - West Kildonan	-	-	-	-	-	-	-	**	-	**
Zone 7 - East Kildonan	**	**	**	**	**	**	9.3	5.7	5.5	4.3
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	**	**	**	0.6	1.2	0.8	1.1
Zone 10 - St. Vital	-	-	-	-	-	**	0.0	**	0.0	**
Zone 11 - Fort Garry	-	-	-	-	**	**	3.1	3.1	7.3	2.6
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	10.0	**	12.1
Suburban Areas (Zones 5-12)	**	4.2	**	4.7	**	2.1	2.7	2.5	3.8	2.6
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	0.0	**	0.0
Winnipeg CMA	**	4.1	**	6.2	**	0.9	2.1	2.0	2.9	2.0

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	862	**	1,029	885	930
Zone 3 - Midland	**	**	**	786	**	999	**	**	807	927
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	848	**
Core Area (Zones 1-4)	**	**	780	808	842	976	971	1,149	893	1,021
Zone 5 - St. James	-	-	-	-	**	844	**	1,214	**	1,061
Zone 6 - West Kildonan	-	-	-	-	-	-	-	**	-	**
Zone 7 - East Kildonan	**	**	**	**	961	1,046	1,141	1,262	978	1,079
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	**	**	**	1,306	1,316	1,286	1,297
Zone 10 - St. Vital	-	-	-	-	-	**	1,109	1,129	1,109	1,129
Zone 11 - Fort Garry	-	-	-	-	**	**	1,258	1,407	1,252	1,440
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	1,673	**	1,404
Suburban Areas (Zones 5-12)	**	703	**	**	993	1,280	1,266	1,314	1,213	1,276
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	1,377	1,315	1,351
Winnipeg CMA	**645**	**705**	**817**	**868**	**897**	**1,112**	**1,237**	**1,308**	**1,153**	**1,233**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	0	0	0	0	13	17	6	6	19	23
Zone 2 - Centennial	0	0	14	14	89	89	54	61	157	164
Zone 3 - Midland	1	1	18	18	32	42	11	11	62	72
Zone 4 - Lord Selkirk	0	0	0	0	35	35	42	48	77	83
Core Area (Zones 1-4)	1	1	32	32	169	183	113	126	315	342
Zone 5 - St. James	0	0	0	0	29	29	43	43	72	72
Zone 6 - West Kildonan	n/a	0	n/a	0	n/a	0	n/a	6	n/a	6
Zone 7 - East Kildonan	30	30	2	2	42	42	75	77	149	151
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	3	24	24	344	344	368	371
Zone 10 - St. Vital	0	0	0	0	0	6	67	82	67	88
Zone 11 - Fort Garry	0	0	0	0	86	86	229	229	315	315
Zone 12 - Assiniboine Park	10	10	10	10	12	12	30	30	62	62
Suburban Areas (Zones 5-12)	40	40	12	15	193	199	800	823	1,045	1,077
Zone 13 - Outlying Areas	0	0	0	0	13	13	104	174	117	187
Winnipeg CMA	**41**	**41**	**44**	**47**	**375**	**395**	**1,017**	**1,123**	**1,477**	**1,606**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	12.5	**	**	**	**	0.0	3.3
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	1.5
Core Area (Zones 1-4)	**	**	**	7.2	0.7	0.0	**	1.1	**	1.1
Zone 5 - St. James	-	-	-	-	**	0.0	4.7	0.0	3.9	0.0
Zone 6 - West Kildonan	-	-	-	-	-	-	-	**	-	**
Zone 7 - East Kildonan	**	**	**	**	**	**	14.7	5.7	8.7	4.3
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	**	**	**	4.1	6.4	4.1	5.9
Zone 10 - St. Vital	-	-	-	-	-	**	0.0	**	0.0	**
Zone 11 - Fort Garry	-	-	-	-	**	**	9.2	3.1	13.0	2.6
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	10.0	**	12.1
Suburban Areas (Zones 5-12)	**	4.2	**	4.7	**	2.1	6.7	4.8	7.5	4.4
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	0.0	1.8	0.5
Winnipeg CMA	******	**4.1**	******	**6.2**	******	**1.2**	**5.5**	**3.7**	**5.7**	**3.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	1.5	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	++	++
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	1.9	2.2	++	++	2.2	3.6
Zone 5 - St. James	-	-	-	-	**	**	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	**	++	++	**	4.0	**	4.1
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	**	**	**	-0.2	0.8	-0.3	0.9
Zone 10 - St. Vital	-	-	-	-	-	**	2.4	**	2.4	**
Zone 11 - Fort Garry	-	-	-	-	**	**	++	++	++	++
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	++	**	1.4	1.9	2.5	1.9
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	3.4	++
Winnipeg CMA	**	14.1	3.6	**	1.7	3.4	1.5	2.0	2.6	2.1

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	-	-	-	-	**	**	**	**	**	**
Zone 2 - Centennial	-	-	**	**	**	15.3	**	15.5	**	15.2
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	**	13.5	**	14.5	**	16.6
Zone 5 - St. James	-	-	-	-	**	**	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	**	-	**
Zone 7 - East Kildonan	**	**	**	**	**	**	**	**	**	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	22.9	**	22.9
Zone 10 - St. Vital	-	-	-	-	-	-	14.9	**	14.9	**
Zone 11 - Fort Garry	-	-	-	-	**	**	26.1	30.2	**	30.5
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	**	**	27.8	25.3	28.5	27.1
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	**	22.8
Winnipeg CMA	**	**	**	**	**	19.6	26.8	24.1	26.2	24.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	1.8	1.5	2.7	2.7	1.8	2.6	2.9	**	2.3	2.5
Zone 2 - Centennial	2.0	3.3	4.3	3.5	4.4	4.1	0.0	1.2	3.9	3.6
Zone 3 - Midland	1.8	2.7	2.9	3.6	3.4	5.0	**	0.0	2.8	3.7
Zone 4 - Lord Selkirk	**	**	4.7	2.8	5.3	3.6	**	**	4.9	3.0
Core Area (Zones 1-4)	1.9	2.8	3.4	3.2	3.2	3.5	2.6	1.1	3.1	3.2
Zone 5 - St. James	2.3	2.9	3.0	4.2	1.9	3.0	**	0.5	2.4	3.4
Zone 6 - West Kildonan	4.2	2.2	3.5	3.2	2.0	1.4	0.0	**	2.6	2.2
Zone 7 - East Kildonan	2.5	0.4	1.9	2.5	5.0	2.5	**	3.5	3.3	2.5
Zone 8 - Transcona	**	**	2.2	6.9	1.3	6.5	**	**	1.6	6.3
Zone 9 - St. Boniface	5.1	3.4	2.2	1.7	2.3	1.6	0.7	1.4	2.2	1.7
Zone 10 - St. Vital	0.0	2.3	2.5	2.8	1.9	1.8	0.0	2.3	2.1	2.3
Zone 11 - Fort Garry	2.2	3.2	3.8	3.1	2.4	2.5	3.6	3.5	3.1	2.8
Zone 12 - Assiniboine Park	2.0	6.2	1.5	2.9	2.0	2.0	**	13.0	2.3	3.0
Suburban Areas (Zones 5-12)	2.5	2.5	2.6	3.0	2.6	2.3	3.2	3.0	2.6	2.6
Zone 13 - Outlying Areas	-	-	**	**	**	0.0	0.6	0.4	0.4	0.3
Winnipeg CMA	**2.1**	**2.7**	**3.0**	**3.1**	**2.8**	**2.6**	**2.8**	**2.4**	**2.8**	**2.8**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	633	647	852	918	1,144	1,203	1,426	1,529	964	1,032
Zone 2 - Centennial	620	650	801	829	1,001	1,030	1,089	1,118	819	852
Zone 3 - Midland	599	594	681	717	868	899	**	**	713	741
Zone 4 - Lord Selkirk	442	456	674	672	776	802	**	**	715	733
Core Area (Zones 1-4)	610	626	782	819	1,019	1,067	1,195	1,323	840	882
Zone 5 - St. James	697	740	883	926	1,077	1,103	1,483	1,408	980	1,012
Zone 6 - West Kildonan	617	647	871	913	1,044	1,053	1,168	1,202	968	988
Zone 7 - East Kildonan	642	689	846	905	1,059	1,093	1,247	1,351	936	986
Zone 8 - Transcona	**	**	733	816	823	920	**	**	788	866
Zone 9 - St. Boniface	638	689	818	879	1,084	1,088	1,326	1,319	983	1,001
Zone 10 - St. Vital	754	761	894	939	1,115	1,181	1,196	1,223	993	1,054
Zone 11 - Fort Garry	763	770	920	975	1,115	1,176	1,253	1,402	1,038	1,114
Zone 12 - Assiniboine Park	709	790	967	982	1,182	1,220	1,620	1,677	1,101	1,151
Suburban Areas (Zones 5-12)	684	722	873	921	1,083	1,121	1,303	1,361	983	1,029
Zone 13 - Outlying Areas	-	-	**	**	1,593	1,525	1,238	1,307	1,298	1,338
Winnipeg CMA	**634**	**656**	**836**	**880**	**1,066**	**1,107**	**1,280**	**1,350**	**933**	**977**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	402	399	3,931	3,956	2,968	2,987	187	173	7,488	7,515
Zone 2 - Centennial	1,242	1,248	3,821	3,984	1,754	1,957	104	117	6,921	7,306
Zone 3 - Midland	893	898	2,682	2,794	1,063	1,145	58	76	4,696	4,913
Zone 4 - Lord Selkirk	62	66	788	838	668	688	104	110	1,622	1,702
Core Area (Zones 1-4)	2,599	2,611	11,222	11,572	6,453	6,777	453	476	20,727	21,436
Zone 5 - St. James	428	427	2,754	2,734	3,077	3,092	228	228	6,487	6,481
Zone 6 - West Kildonan	42	42	1,714	1,751	2,254	2,328	132	142	4,142	4,263
Zone 7 - East Kildonan	255	258	4,447	4,613	3,325	3,522	326	363	8,353	8,756
Zone 8 - Transcona	7	7	190	193	228	236	36	36	461	472
Zone 9 - St. Boniface	174	175	2,047	2,076	2,312	2,329	432	419	4,965	4,999
Zone 10 - St. Vital	117	116	1,990	1,991	1,968	2,097	145	160	4,220	4,364
Zone 11 - Fort Garry	69	69	1,938	2,044	2,937	3,240	392	425	5,336	5,778
Zone 12 - Assiniboine Park	49	49	806	774	1,156	1,228	99	118	2,110	2,169
Suburban Areas (Zones 5-12)	1,141	1,143	15,886	16,176	17,257	18,072	1,790	1,891	36,074	37,282
Zone 13 - Outlying Areas	0	0	9	9	52	52	176	234	237	295
Winnipeg CMA	**3,740**	**3,754**	**27,117**	**27,757**	**23,762**	**24,901**	**2,419**	**2,601**	**57,038**	**59,013**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	3.1	1.8	3.7	3.7	2.8	3.6	2.9	**	3.3	3.5
Zone 2 - Centennial	3.1	5.5	7.1	6.0	5.7	9.0	**	1.2	6.0	6.6
Zone 3 - Midland	4.0	3.5	4.3	4.6	4.7	6.1	**	0.0	4.4	4.7
Zone 4 - Lord Selkirk	**	**	5.5	4.8	**	4.5	**	**	5.6	4.5
Core Area (Zones 1-4)	3.4	4.1	5.1	4.8	4.3	5.6	3.9	1.1	4.6	4.9
Zone 5 - St. James	3.0	4.8	4.1	6.8	2.5	6.0	**	0.5	3.2	6.1
Zone 6 - West Kildonan	4.2	2.2	4.1	4.5	3.1	2.4	**	**	3.5	3.4
Zone 7 - East Kildonan	2.5	0.8	2.9	7.0	7.0	5.3	**	3.5	4.9	6.0
Zone 8 - Transcona	**	**	2.2	6.9	1.3	6.5	**	**	1.6	6.3
Zone 9 - St. Boniface	5.1	6.0	4.3	3.2	5.2	3.4	3.4	5.8	4.7	3.6
Zone 10 - St. Vital	1.0	3.8	3.3	3.9	3.1	2.3	0.0	4.5	3.0	3.2
Zone 11 - Fort Garry	2.2	8.7	4.6	4.8	4.8	4.6	7.6	6.1	4.9	4.9
Zone 12 - Assiniboine Park	2.0	6.2	1.7	4.1	4.1	2.5	**	13.0	3.9	3.7
Suburban Areas (Zones 5-12)	2.9	4.1	3.6	5.4	4.4	4.2	6.7	4.9	4.1	4.8
Zone 13 - Outlying Areas	-	-	**	**	**	1.9	1.7	0.9	1.3	1.0
Winnipeg CMA	**3.2**	**4.1**	**4.2**	**5.2**	**4.3**	**4.6**	**5.8**	**3.9**	**4.3**	**4.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Fort Rouge	**	4.8	++	6.8	++	6.6	++	++	++	6.1
Zone 2 - Centennial	2.5	3.9	1.8	2.3	1.9	2.9	**	3.6	2.1	2.6
Zone 3 - Midland	4.0	++	3.2	1.8	**	2.6	++	++	4.8	2.0
Zone 4 - Lord Selkirk	**	++	8.5	**	4.6	**	++	++	6.8	**
Core Area (Zones 1-4)	3.0	3.4	2.0	3.9	2.4	4.8	++	**	2.3	3.9
Zone 5 - St. James	++	3.4	**	3.3	**	3.5	++	**	**	3.3
Zone 6 - West Kildonan	-1.0	4.1	-1.3	4.8	++	4.1	**	**	++	4.4
Zone 7 - East Kildonan	4.2	5.6	4.2	4.4	4.3	3.9	4.0	4.8	4.4	4.1
Zone 8 - Transcona	**	**	++	9.3	-1.2	9.5	**	**	++	8.8
Zone 9 - St. Boniface	3.4	++	1.8	5.3	2.2	2.9	++	4.5	1.8	3.1
Zone 10 - St. Vital	1.7	4.7	++	4.9	++	4.9	3.5	4.5	++	5.1
Zone 11 - Fort Garry	8.2	2.4	5.3	3.7	4.5	3.0	1.9	++	4.4	3.4
Zone 12 - Assiniboine Park	1.3	10.0	4.9	**	5.3	3.4	1.9	2.8	5.3	4.0
Suburban Areas (Zones 5-12)	2.4	4.3	1.9	4.3	1.7	3.8	1.2	3.2	1.9	3.9
Zone 13 - Outlying Areas	-	-	**	**	**	++	2.1	0.8	2.6	++
Winnipeg CMA	**2.6**	**3.9**	**1.9**	**4.2**	**2.0**	**4.1**	**++**	**3.7**	**2.1**	**3.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Fort Rouge	**	**	23.6	19.4	25.7	23.5	**	**	24.5	21.4
Zone 2 - Centennial	**	**	**	24.9	**	**	**	**	**	23.0
Zone 3 - Midland	**	**	26.0	18.2	**	15.2	**	**	25.7	17.1
Zone 4 - Lord Selkirk	**	**	**	**	**	**	**	**	**	**
Core Area (Zones 1-4)	27.3	18.4	27.2	21.0	29.3	21.8	**	**	27.7	21.0
Zone 5 - St. James	**	**	13.2	18.7	12.1	17.3	**	**	13.3	18.1
Zone 6 - West Kildonan	**	3.9	**	22.0	**	22.3	**	**	**	22.1
Zone 7 - East Kildonan	**	**	22.4	21.3	25.2	21.2	**	**	23.8	22.7
Zone 8 - Transcona	**	**	21.7	11.9	22.2	15.9	**	**	21.3	14.7
Zone 9 - St. Boniface	**	**	18.7	20.3	30.1	23.0	**	23.9	25.3	22.1
Zone 10 - St. Vital	**	**	24.7	21.1	**	18.0	**	**	26.1	19.1
Zone 11 - Fort Garry	**	**	24.9	29.5	24.8	26.9	**	27.8	25.5	27.9
Zone 12 - Assiniboine Park	**	**	**	**	**	38.1	**	**	**	35.3
Suburban Areas (Zones 5-12)	**	**	21.8	22.3	23.8	22.4	29.1	24.0	23.2	22.7
Zone 13 - Outlying Areas	-	-	**	**	**	6.0	26.6	24.3	24.7	27.3
Winnipeg CMA	**25.9**	**21.7**	**24.1**	**21.8**	**25.3**	**22.2**	**27.4**	**24.8**	**24.8**	**22.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Winnipeg CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Core	**	4.9	3.2	3.2
Suburban North	0.7	2.4	2.8	2.8
Suburban South	1.7	1.0	2.4	2.4
Outlying Areas	0.0	0.0	0.8	0.9
Winnipeg CMA	**1.8**	**2.8**	**2.8**	**2.8**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Winnipeg CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	626	1,127	819	**	1,070	**	1,394
Suburban North	**	718	**	911	**	1,083	**	1,384
Suburban South	**	731	1,090	936	1,288	1,157	1,503	1,433
Outlying Areas	**	**	**	**	1,293	**	**	**
Winnipeg CMA	****	**655**	**1,084**	**880**	**1,379**	**1,107**	****	**1,390**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Winnipeg CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Core	**	**	981	1,127	1,227	**	**	**	1,130	**
Suburban North	**	**	**	**	1,319	**	**	**	1,289	**
Suburban South	**	**	1,034	1,090	1,362	1,288	**	1,503	1,282	1,247
Outlying Areas	**	**	**	**	**	1,293	**	**	**	1,231
Winnipeg CMA	**	**	**998**	**1,084**	**1,300**	**1,379**	**	**	**1,185**	**1,303**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) by Building Size Winnipeg CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA				
3 to 24 Units	**	4.0	3.6	3.5
25 to 49 Units	**	**	2.8	3.2
50 to 99 Units	0.3	1.1	2.9	2.2
100+ Units	0.6	3.2	2.2	2.6
Total	1.8	2.8	2.8	2.8

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Winnipeg CMA - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Core	4,962	5,467	967	1,309	19.5	23.9	**	4.9
Suburban North	2,977	3,432	354	516	11.9	15.0	0.7	2.4
Suburban South	8,661	8,791	1,685	2,025	19.5	23.0	1.7	1.0
Outlying Areas	581	567	22	**	3.8	**	0.0	0.0
Winnipeg CMA	**17,181**	**18,257**	**3,084**	**3,960**	**18.0**	**21.7**	**1.8**	**2.8**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Winnipeg CMA - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Winnipeg CMA								
3 to 24 Units	2,374	2,485	468	470	19.7	18.9	**	4.0
25 to 49 Units	2,679	2,797	**	397	**	14.2	**	**
50 to 99 Units	4,826	5,054	570	894	11.8	17.7	0.3	1.1
100+ Units	7,302	7,921	1,727	2,134	23.6	26.9	0.6	3.2
Total	17,181	18,257	3,084	3,960	18.0	21.7	1.8	2.8

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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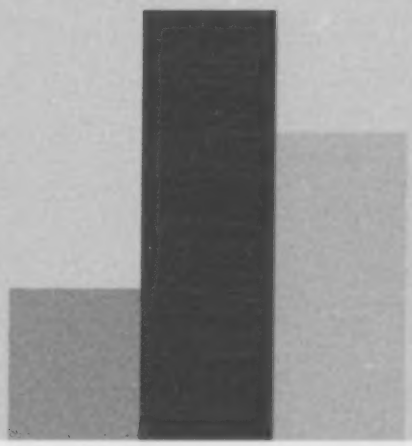

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